



# Holme Circle Civic Association

December 13, 2012

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## Mailing Address:

Holme Circle Civic  
Association  
2733 Axe Factory Road  
Philadelphia, PA 19152

Mr. Brian A. Hudson, Executive Director  
Pennsylvania Housing Finance Agency  
Post Office Box 8029  
Harrisburg, Pennsylvania 17105-8029

Dear Mr. Hudson,

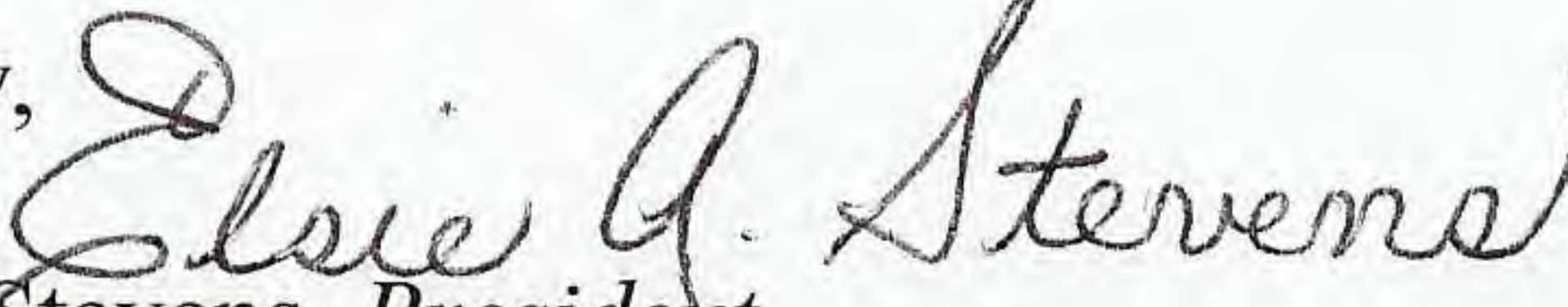
On behalf of our civic association and neighboring community, I am notifying your agency of our objection to the PHFA Multi-Family Underwriting Application 2013 that was submitted on November 2, 2012 by 1260 Housing Development Corporation, Philadelphia, Pennsylvania. The subject development is known as The Stella, 2701 Holme Avenue (AKA 2723 Holme Avenue) Philadelphia, Pa. 19152.

After researching other Northeast Philadelphia neighborhood sites managed by 1260 Housing (particularly focusing on documented police criminal activity) and meeting with executives from the corporation on November 28th, we have serious concerns regarding the Homeless component (#4 Occupancy Type, page 140) selected on the PHFA application and the General Occupancy category noted under Funding Request on page 132.

We also object to 1260 Housing not meeting with our community *prior* to submitting their application. Whatever community support or endorsements are noted on their accompanying marketing report with their PHFA application is *not* reflective of anyone or any group from OUR community. Therefore, please disregard their statement that The Stella proposal was "well received by the community". Conversely, there is widespread and increasing objection to this development in our neighborhood.

After receiving continuous, conflicting answers (i.e. seniors, veterans, combination of both, and possible general occupancy) from 1260 Housing when questioned as to the housing classification of intended residents, our civic association and the community residents of whom we represent desire a legally binding agreement from the developer which would specifically state that admission to The Stella is for Senior Occupancy 62+ only. Please be advised that the state and city public officials noted at the bottom of this letter support the community in our efforts. See attached "Current Key Points of Concern for the Stella Project" for an expanded list of our grievances.

Please contact me at 215 671-9829 or at [snevets23@aol.com](mailto:snevets23@aol.com) if you have any questions or comments. Thank you.

Sincerely,   
Elsie A. Stevens, President

cc: William Fogarty, PHFA Government Affairs Director  
State Senator Mike Stack  
State Representative Kevin Boyle  
State Representative John Sabatina  
State Representative Ed Neilson  
City Councilman Bobby Henon  
Nancy Cherone, Executive Director, Nazareth Hospital